

Baxter Road-Townhomes

Class-1 Design Review

July 18, 2023

Applicant:

Wind River Homes
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Representative:

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Applications:

Site Plan Review Class-3
Design Review Class-1
Driveway Approach Permit (DAP)
Adjustments-
 SRC 702.015(e)(3): Façade and Building Design
 SRC Table 806-4: Driveway Dimensions
Tree Conservation Plan (TCP)

Site History:

The site is located on the south side of Baxter Road (083W14BC/Tax Lot 5400), and addressed as 1250 Baxter Road SE.

The City held a pre-application conference with the applicant on April 26, 2021, for the purpose of discussing development of the subject property (PRE-AP21-44).

The South Gateway Neighborhood Association (SGNA) was notified of the proposal on June 19, 2023, via email.

Proposal:

The following statements address the applicable Design Review Standards in the SRC Chapter 702 (Multiple Family Design Review) and the requirements under the MU-III Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

The subject property is 0.74 acres in size, zoned MU-III, located in the South Gateway Overlay Zone, and located at 1250 Baxter Road SE (083W14BC/Tax Lot 5400).

The applicant is applying for Design Review and Site Plan Review approval for the construction of a 12-unit townhome development.

Mixed Use-III (MU-III) Chapter 535

Density: The site being developed is 0.74 acres in size. Development in an MU-III zone shall meet a minimum of 15 dwelling units. Therefore, the site shall be developed with a minimum of 11. As shown on the site plan, there are 12 townhouse units proposed on the property.

The development is in compliance with the minimum and maximum density requirements.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan.

North: 20-foot setback (Building 1); Adjacent Baxter Road

East: 10-foot setback (Buildings 1, 2, and 3); Adjacent MU-III zoned property, existing commercial uses

South: 17.32-foot setback (Building 3); Adjacent MU-III zoned property, existing multi-family uses

West: 50.31-foot setback (Buildings 1, 2, and 3); Adjacent RM-III zoned property, existing multi-family uses

Maximum Height: Maximum building height allowed in the MU-III zone is 70'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 22 feet in height (measured to the middle of the gable)

*Building 2 is 22 feet in height (measured to middle of the gable)

*Building 3 is 22 feet in height (measured to middle of the gable)

Therefore, the buildings are in compliance with the building height requirement.

Parking (Sheet SDR3): The development is for a 12-unit townhome development.

Code requires 1 vehicle parking spaces per dwelling unit. The applicant is required to provide a minimum of 12 on-site vehicle parking spaces minimum and is allowed a maximum of 30 on-site vehicle parking spaces. As shown on the site plan, 24 on-site parking spaces are being provided throughout the development.

- 12 Garage Parking Spaces
- 12 Driveway Parking Spaces
- 24 Total Parking Stalls Provided

Adequate parking has been provided throughout the development.

All parking areas will be served by 20-foot wide internal two-way accessways that run through the development. An adjustment to the driveway width has been requested.

Bike Park: The development is required to have 4 bike spaces. Bike spaces will be provided as required by Code.

Stormwater: As shown on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated May 1, 2023, has been provided as part of this submittal. Therefore, meeting the requirements of the Public Works Department.

Landscaping: Multi-Family uses require that 20% of the site be open space/landscaped area. The developable area is 31,507 square feet in size with 10,906 square feet of landscaping throughout. Therefore, the development provides 35% landscaping throughout the site.

Trees: There are 6 trees located within the boundary of the site. There are three Oregon White Oaks 20" in diameter or greater located throughout the site. The two (2) significant trees proposed for removal are within the required right of way/turn around on the site.

There are three (3) Significant Trees 30" in diameter or greater located throughout the site. The applicant is removing one (1) of these Significant Trees (Non-White Oak):

Three (3) trees are designated for removal on the site:

- 72" Oak
- 45" Oak
- 40" Poplar

The applicant is preserving 50% of the tree on the site.

Multiple Family Design Review Standards- Chapter 702

702.015(a):

702.015(a)(1)(A) Open Space: In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

Each townhome has their own backyard area for open space use along with other landscaped areas.

Per the code the proposed development shall provide a minimum 20% open space. The developable area is 31,507 square feet in size with 10,906 square feet of landscaping throughout. The minimum open space area required for this development is 6,301 square feet of the net developable area. Therefore, totaling 35% open space.

As shown on the site plan all open space is usable open space. The existing conditions plan, and grading plan identify all the slopes throughout the site.

Therefore, this standard has been met. See attached site plans and open space plan.

702.015(a)(1)(B) Private Open Space: Each unit will have private open space as required by code. There are only ground floor units since they are all townhome units. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All private open space areas are located contiguous to the dwelling unit and will be screened with 5-foot-high landscaping or fence. Therefore, this standard has been met.

702.015(a)(1)(C): Per the code the proposed development shall provide a minimum 20% open space. The developable area is 31,507 square feet in size with 10,906 square feet of landscaping throughout. The minimum open space area required for this development is 6,301 square feet of the net developable area. Therefore, totaling 35% open space.

Each townhome has their own backyard area for open space use along with other landscaped areas.

702.015(a)(1)(D) Parks: Sumpter School Park is located about 1/2 mile to the west of the subject property. Wes Bennett Park is located about 1/2 a mile to the east from the subject property.

702.015(b)(1) and 702.015(b)(2) Landscaping Standards: The subject property does not abut City of Salem RA or RS zoned properties. Landscaping is being provided adjacent to all

property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. There is 10,906 square feet of landscaped area throughout the site. Therefore, 35% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met. See attached landscape plans.

A permanent underground irrigation system will be provided when development plans are final. There are 6 trees located within the boundary of the site. Three (3) trees are designated for removal. The applicant is preserving 35% of the tree on the site.

702.015(c)(1) and (2) Site Safety and Security Standards: All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

702.015(d)(1) and (2): All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is landscaping within the parking areas.

Interior Parking Lot Landscaping: There is a total of 2,462 square feet of landscaping located within the interior of the parking lot.

702.015(e)(1): The subject property is not located adjacent RA or RS zoned properties.

702.015(e)(2) Façade and Building Design: These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets. The height of the buildings and structures conform to the measuring requirements in code. Therefore, this standard has been met. See building elevations.

All buildings face the interior of the lot. The subject property doesn't abut City of Salem RA or RS zoned properties. Therefore, this standard has been or will be met.

Baxter Road

The subject property has 84 feet of buildable width (this excludes required side setbacks) along Cordon Road. Building 1 is located 20 feet from the property line adjacent Baxter Road. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. Building 1 is 39 feet in length. Therefore, occupying 46% of the buildable width of street frontage along Baxter Road.

702.015(e)(3): Due to the site being developed as townhomes, a direct pedestrian path from a building entrance to the street has not been provided to Baxter Road as shown on the site plan. Other pedestrian paths are provided through the site that meet the intent of this standard. However, an adjustment has been requested.

702.015(e)(4) through (6): All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking spaces. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Therefore, breaking up the long building length.

The proposed buildings provide the required offsets and design elements as shown on the building elevations.



